



CREAG ALUINN CEUM DHUN RIGH BENDERLOCH, PA37 1ST

- An Appealing Detached Bungalow
- In A Quiet Residential Development
- In Need Of Some Modernisation
- Porch : Hall : Sitting Room : Kitchen
- Sun Room : 2 Bedrooms : Bathroom
- Level Garden With Detached Garage

Guide Price £190,000

The sought-after village of **Benderloch** lies on the A828 Oban to Fort William road some seven miles north of the principal west highland town of Oban. It has a thriving local community with many events taking place in the village hall, together with an excellent convenience store, garage, primary school, cafe, and benefits from a regular bus service to Oban and Fort William. There is also an excellent sandy beach at nearby Tralee Bay and numerous walks, including Ben Lora, in addition the cycle path runs through the village. A more comprehensive range of shops, professional services and leisure facilities is to be found in Oban, a short distance away.

Creag Aluinn is an appealing detached bungalow, situated on the fringe of the established residential development known as **Ceum Dhun Righ** in the heart of the village. Although in need of some modernisation and upgrading, the property offers easily managed accommodation with a particular feature being the sun room accessed off the sitting room. The level garden is stocked with a variety of established shrubs, trees and bushes, and in addition has a detached garage, all adding to the appeal of this fine home.



DETAILS OF ACCOMMODATION

Porch: 1.73m x 1.25m, with external glazed door to side, ceiling light fitting, tile effect laminate flooring.

Hall with glazed door from **Porch**, storage cupboard, further cupboard housing hot water tank, storage heater, hatch to roof space, 2 ceiling light fittings, fitted carpet.

Sitting Room: 5.44m x 4.08m at widest, window to side, patio doors to **Sun Room**, electric coal effect fire with surround, storage heater, panel heater, 2 ceiling light fittings, fitted carpet.

Sun Room: 2.87m x 1.64m, patio doors from **Sitting Room**, glazed door to rear garden, windows to rear and to side, convactor heater, wall light, vinyl flooring.

Kitchen: 3.40m x 2.36m, window to front, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink and drainer, filter hood, wall tiling, panel heater, ceiling light fitting, vinyl flooring.

Bedroom 1: 3.68m x 2.97m, window to rear, fitted wardrobes with mirror sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.86m x 2.69m, window to front, fitted wardrobes with mirror sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.40m x 1.73m, window to front, bath with shower over, whb in vanity unit, wc, wall tiling, heated towel rail, wall mounted heater, ceiling light fitting, vinyl flooring.

GARDEN

Creag Aluinn is surrounded by a level area of garden stocked with a variety of established shrubs, bushes and trees, giving a good degree of privacy to the rear garden, together with gravelled areas and paved pathways, bordered by hedging and fencing. A gravelled driveway sits to the side of the property.

Detached Garage with up and over door and pedestrian side door.

GENERAL INFORMATION

Services: Mains electricity, water and drainage.

Council Tax Band: E. **EPC Rating:** D56.

Home Report: Available from the Selling Agents.

Guide Price: **One Hundred & Ninety Thousand Pounds (£190,000).** Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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